

S-31-2008
UTA-AGC Subdivision
1070 West 2200 South
BRP Zone
2 Lots & Remainder Parcel
6.6 Acres

BACKGROUND:

Terry Wright, representing the property owner, is requesting preliminary and final plat approval for the UTA-AGC Subdivision. The subject property is located on the northeast corner of the City adjacent to 2100 South and the Jordan River.

ISSUES:

The UTA-AGC Subdivision is being requested in order to divide the existing property into 2 commercial building lots. A remainder parcel will also be created which is located along the north side of lot 1 and adjacent to 2100 South.

Both lots will gain access from 1070 West. This street, along with many roads in the Metro Business Park are private streets. During the evaluation of this application, the City Engineering Division recommended that portions of the existing curb along 1070 West be replaced. Although the right-of-way is private, storm drainage is impacted from these defective improvements. Although the majority of the curb is in good shape, there are two or three areas that will need to be addressed.

Sidewalk does not exist in this portion of the business park. However, with the future TRAX line, consideration for this type of improvement should be made. A TRAX stop near 2320 South is only a block away, and it is reasonable to assume that employees or visitors to this location would use light rail. Staff will explore this issue during the site plan review process.

As mentioned previously, an elongated parcel exists along the north boundary of the subdivision. At some point in the past, the remnant parcel was landscaped with sod and trees. However, during a recent site visit, staff noticed that the lawn has not been watered and is in need of some maintenance. Staff will recommend that the owner of parcel A be responsible for its maintenance.

The lot configurations have been designed to accommodate commercial development. The Associated General Contractor's of Utah will be constructing a building on lot 1. During prior meetings with the applicant, staff reviewed the conceptual site plan and believes that the lot will accommodate the building without any problems. Lot 2 however, will continue to be held by UTA.

A fairly substantial portion of this lot will be impacted by the future TRAX line. Staff has provided an illustration of this line in relation to the subdivision plat. It does appear that sufficient area will exist on lot 2 from some type of development in the future.

A number of mature trees exist along the east property line. Staff will recommend that the developer save as many of these trees as possible. Generally, a tree survey would be required. However, in this case, staff will request that the location of these trees be included within the landscaping plan which will be reviewed by staff at a later date.

STAFF ALTERNATIVES:

1. Approve the UTA-AGC Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address concerns raised by the Planning Commission.

Applicant:

Terry Wright
3131 W. 2210 S.
West Valley City, UT

Discussion: Steve Lehman presented the application. Terry Wright explained that the building proposed on this new lot will mostly be used as a training facility. He added that AGC is working with UTA to ensure this joint venture will be a success. Phil Conder stated that a lot of discussion has been centered around potentially incorporating a sidewalk in correspondence with the TRAX line to enhance the foot traffic in the area. Terry replied that several problems must be worked out regarding the sidewalks such as berming ordinances and other conflicting restrictions that must be resolved with the City. Commissioner Conder questioned whether the applicant is opposed to the sidewalk. Terry replied that it would be a good asset to the area but added that he can't speak for the metro business park. He stated that he doesn't anticipate this to be a major issue. UTA bought the property for the TRAX system and the remaining pieces are still being evaluated for their use. Mr. Wright explained that he can't speak for UTA on what a sidewalk will or won't do for them. Steve Lehman added that in the manufacturing or business park zones, sidewalks are located on one side. The City will evaluate where the sidewalk would work best at this location and follow up with the Planning Commission.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval subject to the resolution of staff and agency comments

Commissioner Davis seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous - S-31-2008– Approved